

FINAL PLAT
 Lot 1,
Aidan Addition,
 to the City of Wolfforth,
 Lubbock County, Texas

SCALE: 1"=50'

CONTAINS 0.689 ACRES WITHIN THE PLAT LIMITS

- (1) "Heavy lines indicate plat limits."
- (2) "All streets, alleys, and easements within plat limits are herein dedicated unless noted otherwise."
- (3) "No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless exception is provided by the city council policy or by the city code of ordinances."
- (4) "All utility service shall be in accordance with the underground utilities policy statement by the city council of the city and the provisions of section 15.08.025 of the city code of ordinances."
- (5) "Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat."
- (6) "All existing or proposed utility services to and on tracts indicated by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation requested at a future date and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instrument prior to the provision of such service. Such easements shall be at the expense of the entity requesting such installation."
- (7) "All easements herein granted shall entitle the city or the utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits, or poles within such easements as may be determined by the city or utility company without the city or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed."
- (8) "Any easements or rights-of-way shown as 'to be dedicated by separate instrument' are shown on the plat for information purposes only. This plat does not dedicate said easements."
- (9) "Minimum floor elevations shall conform to the requirements of the city drainage design manual and section 3.09.022 of the city code of ordinances."

APPROVED this _____ Day of _____, 20____ by the
 City Council of the City of Wolfforth

APPROVED _____ MAYOR

ATTEST _____ SECRETARY

ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE AT THE DEVELOPER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF ANY PORTION OF THIS PLAT.

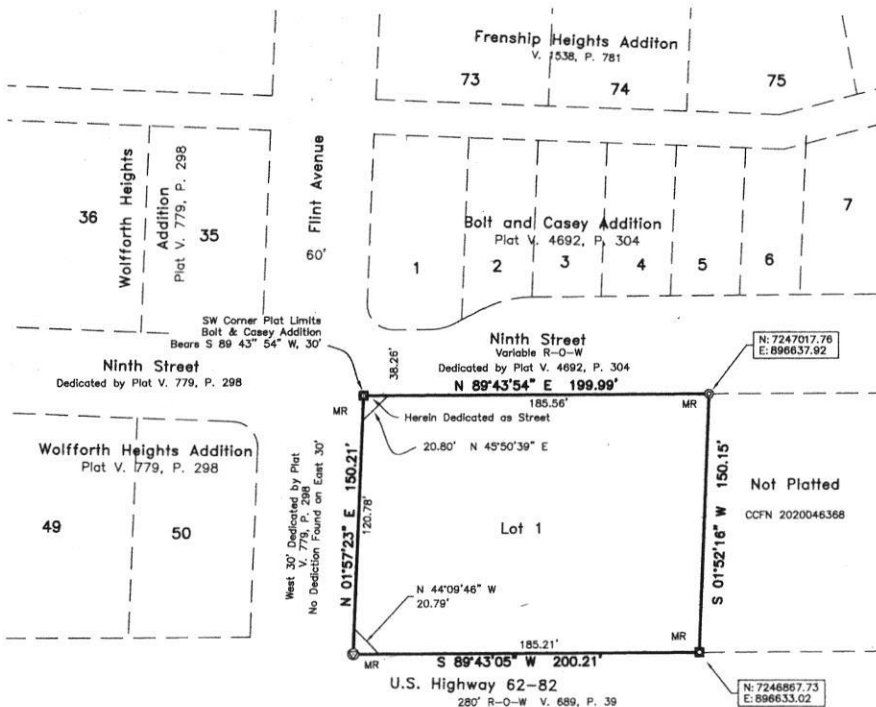
ALL EXISTING OR PROPOSED UTILITY SERVICES TO AND ON TRACTS INDICATED BY THIS PLAT SHALL BE CONTAINED IN THE PUBLIC RIGHT-OF-WAY AND PUBLIC OR PRIVATE UTILITY EASEMENTS. UTILITY SERVICE INSTALLATION REQUESTED AT A FUTURE DATE, AND NOT WITHIN AN EASEMENT INDICATED BY THIS PLAT, SHALL BE WITHIN A PROPER UTILITY EASEMENT GRANTED BY THE OWNER OF SAID PROPERTY BY SEPARATE RECORDED INSTRUMENT PRIOR TO THE PROVISION OF SUCH SERVICE. SUCH EASEMENTS SHALL BE AT THE DEVELOPER'S EXPENSE.

Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents.

Survey Control: Bearings and coordinates are based on the Texas North Central Zone Coordinate System, NAD 83. Distances are surface distances, U.S. Survey Feet.

BLANKET GARBAGE SERVICE EASEMENT HEREIN GRANTED ON TRACT FOR SERVICE WITHIN THE PLAT LIMITS.

No Abstract of Title or Title Commitment was provided to this surveyor for this proposed plat. Any record research done by this surveyor was made only for the purpose of determining the boundary of this property (and as it may relate to adjoining parcels or right-of-way). Record documents other than those shown on this plat may exist and affect this property. This plat does not constitute or imply a title examination and any such title examinations are not the responsibility of this surveyor.



KNOW ALL MEN BY THESE PRESENTS

That I, JONATHAN MARK GIESZINSKI, Registered Professional Land Surveyor do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wolfforth, Texas.

Jonathan Mark Gieszinski
 REGISTERED PROFESSIONAL LAND SURVEYOR, # 4460 LUBBOCK, TEXAS
 November 24, 2023

LEGEND

- ⊙ Fd. 1" Iron Pipe
- ⊗ Fd. Nail and Washer
- ⊠ Fd. "X" In Concrete
- ⊙ Fd. 1/2" Iron Rod with Yellow Cap
- MR Physical Monument of Record Dignity



ABACUS ENGINEERING SURVEYING
 2737 81st Street
 LUBBOCK, TEXAS
 806-745-7670

Count on It

TEXAS SURVEYING FIRM NO. 101153-00
 TEXAS ENGINEERING FIRM NO. 4386